

This instrument was prepared by

(Name) **Wallace & Ellis, Attorneys**

(Address) **Columbiana, Alabama**

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWELVE HUNDRED FIFTY AND NO/100 (\$1250.00)** DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Lucille R. Screws and husband, Alvie Screws

(herein referred to as grantors) do grant, bargain, sell and convey unto

Clifton Guy Hopper and wife, Esther E. Hopper

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby** County, Alabama to-wit:

Commence at the SE corner of NW¹/₄ of NW¹/₄, Section 31, Township 18, Range 1 West; from said corner run North along Quarter Quarter Section 660 feet; thence West, parallel with the North boundary line of said forty to the corner of J. V. Acton's property on West side of Cahaba Beach Road for point of beginning; continue along said line 264 feet; thence South, parallel with the Cahaba Beach Road, 165 feet; thence East parallel with the South boundary line of said forty, 264 feet to West side of Cahaba Beach Road; thence North along said Road 165 feet to point of beginning.
MINERALS AND MINING RIGHTS EXCEPTED.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
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1968 FEB -3 AM 9:52
U.C.C. FILE NUMBER CR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **we** have hereunto set **our** hand(s) and seal(s), this **29** day of **January**, 19 **68**.

WITNESS:

(Seal)
(Seal)
(Seal)

Lucille R. Screws (Seal)
Alvie Screws (Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, **the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **Lucille R. Screws and Alvie Screws** whose names **are** signed to the foregoing conveyance, and who **are** known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance **they** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **29** day of **January**, A. D., 19 **68**.

C. C. Trawood
Notary Public.

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